

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 15, 2022



CITY OF
ST. CHARLES
ILLINOIS • 1834

DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
Zylstra PUD – Harley-Davidson Training Course 131 S. Randall Road (RH)	<ul style="list-style-type: none"> Special Use (PUD Amendment) 	Scheduled 5-3-22			
Meijer PUD – Tesla Charging Stations 855 S. Randall Road (EJ)	<ul style="list-style-type: none"> Minor Change to PUD 	N/A	Approved 4-11-22	Scheduled 4-18-22	
River East Lofts SE corner, Illinois & Riverside Ave. Mixed use bldg., 43 apartments (RC)	<ul style="list-style-type: none"> Special Use for PUD PUD Preliminary Plan 	PH held 3-22-22; continued to 4-19-22			Historic Commission recommended approval 3-16-22
The Burn Effect, 201 S. 3rd St. Health & Fitness Club in existing building (RH)	<ul style="list-style-type: none"> Special Use for Health/Fitness Club 	PH held and closed; Approved 3-22-22	Approved 4-11-22	Scheduled 4-18-22	
Charlestowne Lakes (former Oliver Hoffman property) NE of Mall, south of Foxfield Dr. 105 townhomes, 62 duplex units (EJ)	<ul style="list-style-type: none"> Zoning Map Amendment Special Use for PUD PUD Preliminary Plan 	PH held and closed; Approved 4-5-22	Approved 4-11-22		Revised plans under review.
Springs at St. Charles 27 acres north of Smith Rd., south of Cornerstone Lakes 320 multi-family residential units (EJ)	<ul style="list-style-type: none"> Annexation Zoning Map Amendment Special Use for PUD PUD Prelim. Plan 	PH 2-8-22- cancelled, to be rescheduled; PH held and closed; Approved 4-5-22	Approved 4-11-22		Revised plans to be submitted.

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1023 W. Main St. SE corner of W. Main St. & S. 11 th St. - Redevelopment of Clark gas station (EJ)	<ul style="list-style-type: none"> Map Amendment Special Use for PUD PUD Preliminary Plan 	Ph held and closed, approved 8-3-21	Approved 8-16-21; Approved 4-11-22	Scheduled 4-18-22	
First Street Redevelopment PUD-East Plaza Expansion SE corner of W. Main St. & S. 1 st St., north of East Plaza (EJ)	<ul style="list-style-type: none"> PUD Preliminary Plan 				Review comments provided. Revised plans to be submitted prior to scheduling meeting dates.

GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<i>None currently filed</i>					

FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
Prairie Centre PUD-Resubdivision #5 Building lots for three residential buildings	Approved 3-8-22	Approved 3-14-22	Approved 3-21-22	3-21-24	Plat recorded.
Marion Ave. Subdivision Consolidate 3 parcels to 1 lot on Marion Ave. between 5 th & 3 rd Av. (RH)	Approved 2-8-22	Approved by Gov. Ops. 2-22-22	Approved 3-7-22	3-7-24	Plat recorded.

KFP PUD- KFP Subdivision NE corner of E. Main St. & Dunham Rd.	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved 11-8-21	Approved 11-15-21	11-15-23	City signatures collected, Mylar released to applicant for remaining signatures
Prairie Centre PUD- Resubdivision #4 Park District dedication site and stormwater detention basin	Approved 9-8-21	Approved 9-13-21			Waiting for direction from the applicant
Pride of Kane County Gas station and car wash SE corner of E. Main St. & Kirk Rd.	N/A (Final Plat filed within 60 days of Prelim Plat approval)				Building permit filed, engineering plans under review.

BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Prairie Centre- Residential Building F1	PUD Plan approved by City Council 51-unit residential building	Plans submitted for review 4/6/22
Prairie Centre- Residential Building C1	PUD Plan approved by City Council 45-unit residential building	Plans submitted for review 3/29
Pride of Kane County 3025 E. Main St.- SEC at Kirk Rd.	PUD Plan approved by City Council Gas station, convenience store, car wash	Review comments provided 4/13 Demolition of structures underway
Beef Shack 2015 W. Main St.	Special Use approved by City Council Building/site modifications for drive-thru restaurant	Review comments provided 2/28. Revised plans under review.
Circle K- Shell station- KFP PUD 2500 E. Main St.	PUD Plan approved by City Council Redevelopment of Circle K gas station & former Corfu site	Revised plans submitted 12/28, Review comments sent 1/13
Prairie Centre- Residential Building C2	PUD Plan approved by City Council 45-unit residential building	Permit issued
Riverside Ave. Lift Station 1509 Riverside Ave.	Demolition of the old lift station and construction of a new lift station east of Riverside Ave.	Permit is approved, applicant has been contacted
Belle Tire – Zylstra PUD 101 S. Randall Rd.	PUD Plan approved by City Council Tire and automotive facility	Final inspections to be scheduled
Munhall Glen West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Site work underway. Four house permits have been issued. Model house Temp. Occupancy issued 3/21

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Kiddie Academy 2651 Woodward Dr.	PUD Plans approved by City Council. 10,000 sf day care facility	Permit issued, site work underway
Tractor Supply Company Store 3000 W. Main St.	PUD Plans approved by City Council. 19,000 sf retail store	Permit issued. Pre-Construction meeting scheduled 4/4 Work to commence next week
1 E. Main St. (former BMO Harris)	Interior and exterior building renovation for first floor restaurant use, upper floor residential use Historic Commission COA approved 2/3/21	Temporary Certificate of Occupancy for the restaurant Permit issued for exterior improvements. Permit issued for Basement common area
McGrath Honda 4075 E. Main Street	PUD Plans approved by City Council. Addition and conversion of former Mega Center building and standalone maintenance building to the south	Project ongoing. Permit for Temp Lift Station approved, construction underway.
Prairie Centre- Mixed Use Building D1	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Permit issued.
Brooke Toria (Smith Rd. Estates) N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Site work underway. Permits for two houses approved.
Pet Suites 2790 W. Main St.	PUD Plan approved by City Council 11,000 sf pet care facility	Temporary Certificate of Occupancy re-issued 4/15
Crystal Lofts NEC S. 13 th & Indiana Aves.	PUD Plan expired 6/22/21. Former Lamp Factory building	Notice of Violation issued 10/26 Administrative Adjudication held 12/2, fines imposed. Demolition permit submitted for review on 4/8
Smithfield Foods 410 S. Kirk Rd.	64,040 sf building addition	Temporary Certificate of Occupancy issued Engineering items remaining
West Side Wastewater Reclamation Facility	3803 Karl Madsen Dr. Phase III plant expansion	Permit issued, project under construction.
Audi Exchange of St. Charles 235 N. Randall Rd.	New auto dealership building and site improvements	Temporary Certificate of Occupancy issued Waiting on record drawings.
First Street Building 8 NE corner of Illinois St. & Rt. 31	PUD Plan and RDA (Redevelopment Agreement) approved by City Council, 3 story commercial building	P&D Committee reviewed RDA status 3/4 Staff requesting updated construction schedule.
Anthem Heights Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	All homes completed. Final engineering record drawings and street acceptance remaining.
Advanced Care Medical 2780 W. Main St.	PUD Plan approved by City Council 4-6-20. 3,600 sf medical clinic, lot west of Aldi	Building permit issued, project under construction.